



**Waterworks and Water Rates Bylaw No. 5637,  
Amendment Bylaw No. 7620**

The Council of the City of Richmond enacts as follows:

1. Bylaw No. 5637 is amended by:
  - a. deleting all references to “Corporation” and substituting “City”; and
  - b. deleting all references to “Engineer” and substituting “General Manager, Engineering & Public Works”.
2. Section 1 of Bylaw No. 5637 is amended by deleting the definition of “Dwelling Unit” and adding the following definitions in alphabetical order:

<b>BACKFLOW PREVENTER</b>	means a device or a method which prevents backflow in a water system and which prevents a potable water cross connection.
<b>BUILDING PERMIT</b>	means permission or authorization in writing by the building inspector under this bylaw to perform construction regulated by the current Building Regulation of the <b>City</b> .
<b>DWELLING UNIT</b>	means a room or suite of two or more rooms designed for or occupied by one family only as a single housekeeping unit providing cooking, sanitary and sleeping facilities.
<b>GENERAL MANAGER, ENGINEERING &amp; PUBLIC WORKS</b>	means the person appointed to the position of General Manager, Engineering & Public Works, and includes a person designated as an alternate.
<b>MULTIPLE-FAMILY DWELLING</b>	means a detached, multi-floor building containing three or more residential <b>dwelling units</b> .
<b>ONE-FAMILY DWELLING</b>	means a detached building used exclusively for residential purposes, containing one <b>dwelling unit</b> only.
<b>PLUMBING CODE</b>	means the current edition of Part 7 of the British Columbia Building Code established by regulation under the <i>Local Government Act</i> .

**THERMAL EXPANSION**

means the expansion of water when heated within a closed system.

**TWO-FAMILY DWELLING**

means a detached building used exclusively for residential purposes containing two **dwelling units** only, which building is not readily convertible into additional **dwelling units** and the plans for which have been filed with the Building Inspector showing all areas of the building finished, and the design of the building showing each **dwelling unit** consisting of:

- (a) one storey only, not set upon another storey or upon a basement; or
- (b) two storeys only, the upper storey not containing a kitchen; not set upon another storey or upon a basement; or
- (c) a split level arrangement of two storeys only, the upper storey not containing a kitchen; not set upon another storey or upon a basement.

**WATER HAMMER**

means the effect caused by a rapid change of velocity of water in a pipe.

**WATER METER**

means a device supplied by the **City** which measures the quantity of water delivered to a property.

- 3. Bylaw No. 5637 is amended by deleting section 2 and substituting the following:
  - 2. a) Every property owner wishing to connect a property to the **City** water system must, prior to making such a connection:
    - i) apply to the **City** to make a water connection;
    - ii) pay the water connection charge specified in Schedule D;
    - iii) except where exempted under clause (a) of Section 22A, pay the **water meter** charge specified in Schedule D;
    - iv) submit drawings of each proposed connection, including existing services, proposed services, and the location of buildings, driveways, and sidewalks, such drawings to be prepared by a professional engineer where so requested by the **General Manager, Engineering & Public Works**.

- b) Notwithstanding clause (a) of Section 2, where:
  - i) the type of connection to be used is not specified in Schedule D; or
  - ii) the property is not adjacent to **City** property or right-of-way in which the **service pipe** is located;

the property owner must pay the actual cost of connecting to the **City** water service, as determined by the **General Manager, Engineering & Public Works**; and prior to commencing construction, must pay a deposit in an amount equal to the estimate for connection and installation of the **water meter** provided by the **City**, with any balance owing to be paid upon completion of the installation and connection work.

- c) A connection to the **City** water system will not be made until all required connection charges and any other related costs have been paid in full.

4. Bylaw No. 5637 is amended by adding the following as Sections 3A and 3B:

**3A. Requirement to Install Water Meter**

- a) Where an application for a **building permit** has been made for works valued at more than \$50,000, a **water meter** must be installed at the subject property and the property owner must pay the connection charge and **water meter** charge specified in Schedule D.
- b) For all **water meter** installations under this bylaw, the **City** will install the **water meter** except where there exists a site servicing agreement with respect to the property in which case the property owner is responsible for installing the **water meter**.

**3B. Construction Period Water Charges**

- a) Where a property owner applies for a **building permit** and a connection to the **City** water service is needed, such owner is required to pay the amount specified in Schedule E for water consumption for the applicable construction period set out in clause (b) of Section 3B.
- b) The construction period water consumption charges specified in clause (a) of Section 3B apply for the following periods of time:
  - (i) 6 months for **one-family dwellings** and **two-family dwellings**;
  - (ii) 12 months for **multiple-family dwellings** of less than 4 storeys in building height;
  - (iii) 18 months for **multiple-family dwellings** of 4 or more storeys in building height; and
  - (iv) 6 months for any other type of building not specified above.

5. Section 9 of Bylaw No. 5637 is deleted and substituted with the following:

**9. Metering of Strata Titled Properties**

- a) The owners of a strata property development may apply to the **City** for a single metered water service by:
  - i) submitting a resolution of the Strata Council authorizing changing to metered water service; and
  - ii) paying the connection charge and **water** meter charge specified in Schedule D.
- b) Where a strata property development has metered water service, the **City** will issue a single bill to the Strata Council which is responsible for collecting payment from the owners and submitting such payment to the **City**.
- c) The owners of a strata property development to whom metered water service has been provided are responsible for paying for water provided at the rates specified in Schedule B.

6. Section 11 of Bylaw No. 5637 is amended by adding the following:

**Loaning of Curb Stop Turn-Off Key**

- a) A property owner wishing to turn off the water supply to a property may borrow a **curb stop** turn-off key from the **City** for a period of one week by completing a key sign-out form.
- b) A property owner who fails to return a borrowed **curb stop** turn-off key within one week must pay \$100 within 60 days, failing which the \$100 fee will be added to the water bill for the property.

7. Section 13 of Bylaw No. 5637 is deleted and substituted with the following:

**13. Rates and Rents**

- a) Except where otherwise provided in this bylaw, every property owner must pay the applicable rates and rents for water service as specified in Schedules A through G of this bylaw.
- b) Every owner of property which does not have metered water service will be invoiced annually and must pay the rates specified in Schedule A on or before March 31<sup>st</sup> each calendar year.

- c) Every owner of a property which has metered water service:
    - i) must pay for water consumption at the rates specified in Schedule B and pay the **water meter** rental rates specified in Schedule B;
    - ii) will be invoiced for water service every three months; and
    - iii) must pay invoices for water service on or before the twenty-fifth (25<sup>th</sup>) day of the month following the month in which the invoice was issued.
  - d) All invoices for water service which are paid in full prior to the invoice due date will be discounted by 10%.
8. Clause (b) of Section 22 of Bylaw No. 5637 is deleted and substituted with the following:
- b) Where a person is required by this bylaw to install a **water meter**, such person must:
    - i) use a **water meter** supplied by the **City**;
    - ii) pay, prior to installation, the connection charge and new **water meter** charge specified in Schedule D;
    - iii) following installation, pay for water consumption at the rates specified in Schedule B and pay the **water meter** rental charge specified in Schedule B.
9. Bylaw No. 5637 is amended by adding the following as Section 22A:

#### **22A. Voluntary Water Metering**

- a) Where an owner of an existing **one-family dwelling** requests to have a **water meter** installed and connected to the **City** water service, the **City** will supply and install the **water meter** at no charge and the new **water meter** charge specified in Schedule D will not apply.
- b) Owners of **one-family dwellings** who have a **water meter** installed under clause (a) of section 22A will receive a credit to be applied to future water charges equal to the difference between the metered charges for the first 12 months of consumption subsequent to meter installation and the amount that would have been payable on a flat rate basis, provided:
  - i) the metered charges exceed the flat rate by more than \$10;
  - ii) the property owner submits a request for the credit to the **City** in writing within 15 months of installation of the meter; and
  - iii) there has been no change in ownership of the property.

10. Bylaw No. 5637 is amended by adding the following as Section 32A:

**32A. Repair of Water Meters**

- a) Subject to clause (b), the **City** will undertake all necessary repairs on all **water meters** connected to the **City** water service at no cost to the property owner.
- b) Where a **water meter** is damaged as a result of an act or omission of the owner or occupant of the property, the **City** will repair the **water meter**, but the cost of repair or replacement must be paid by the owner of the property and if unpaid on or before December 31<sup>st</sup> in the year in which the charges are incurred, will form part of the water bill payable on such property.

11. Section 29 of Bylaw No. 5637 is amended by inserting the following as clauses (b) and (c) and re-numbering the remainder of the section accordingly:

- b) All metered water service connections must be equipped with a **backflow preventer**.
- c) Every owner of a property with a metered water service connection must ensure that the plumbing on the property complies with the **Plumbing Code** and is equipped to mitigate **thermal expansion** and **water hammer**.

12. Bylaw No. 5637 is amended by deleting Schedules A through F and substituting the attached Schedules A through F.

13. This Bylaw comes into force and effect on January 1, 2004.

14. This Bylaw is cited as "**Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw No. 7620**".

FIRST READING

NOV 24 2003

SECOND READING

NOV 24 2003

THIRD READING

NOV 24 2003

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
SHC
APPROVED for legality by Solicitor
[Signature]

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

**SCHEDULE A****BYLAW YEAR - 2004****FLAT RATES FOR RESIDENTIAL, AGRICULTURAL, AND  
INSTITUTIONAL PURPOSES ONLY**

A.	Residential Dwellings per unit	
	Single occupant with 20mm (¾") water service	\$253.30
	Dwellings with 20 mm (¾") water service	\$304.85
	Dwellings with 25 mm (1") water service	\$480.74
	Dwellings with water service greater than 25 mm (1") See Metered Rates – Schedule B	
	Townhouse	\$256.33
	Apartment	\$165.18
B.	Stable or Barn per unit	\$71.18
C.	Field Supply – each trough or water receptacle or tap	\$44.49
D.	Public Schools for each pupil based on registration January 1 <sup>st</sup>	\$4.60

**SCHEDULE B****BYLAW YEAR – 2004****METERED RATES**

Page 1 of 2

**METERED COMMERCIAL AND INDUSTRIAL PROPERTIES  
AND MULTIPLE-FAMILY AND STRATA TITLED PROPERTIES****1. RATES**

All consumption per cubic metre:	\$0.6112
Minimum charge in any 3-month period:	\$66.08

**2. RENTS FOR EACH METER**Rent per **water meter** for each 3-month period:

For a 16mm (5/8") meter	\$11.00
For a 20mm (3/4") meter	\$14.00
For a 25mm (1") meter	\$15.50
For a 32mm (1 1/4") meter	\$27.00
For a 40mm (1 1/2") meter	\$27.00
For a 50mm (2") meter	\$30.50

**COMPOUND TYPE**

75mm (3")	\$103.00
100mm (4")	\$158.00
150mm (6")	\$262.00

**TURBINE TYPE**

50mm (2")	\$60.50
75mm (3")	\$78.00
100mm (4")	\$113.00
150mm (6")	\$215.50
200mm (8")	\$280.00

**FIRE LINE TYPE**

100mm (4")	\$271.00
150mm (6")	\$366.00
200mm (8")	\$475.00
250mm (10")	\$633.00



**SCHEDULE B**

**BYLAW YEAR – 2004**

**METERED RATES**

**METERED RESIDENTIAL PROPERTIES**

**1. RATES**

All consumption per cubic metre:	\$0.6112
Minimum charge in any 3-month period:	\$10.00

**2. RENTS FOR EACH METER**

Rent for <b>water meter</b> with connection up to 25mm (1") for each 3-month period:	\$10.00*
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\*For residential properties with a connection greater than 25mm (1"), the commercial and industrial rates apply.

**SCHEDULE C****BYLAW YEAR - 2004****METERED RATES****FARMS****1. RATES**

All consumption per cubic metre:	\$0.6112
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Minimum charge per 3-month period\*:

For 1 <sup>st</sup> quarter billing (January – March inclusive) for 90m <sup>3</sup> or less	\$66.08
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For 2 <sup>nd</sup> quarter billing (April – June inclusive) for 95m <sup>3</sup> or less	\$66.08
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For 3 <sup>rd</sup> quarter billing (July – September inclusive) for 140m <sup>3</sup> or less	\$66.08
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For 4 <sup>th</sup> quarter billing (October - December inclusive) for 90m <sup>3</sup> or less	\$66.08
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\*No minimum charge applies where there is no dwelling on the property.

**2. RENTS**

Rent for meter up to 25mm (1") for each 3-month period	\$10.00*
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\*Applies only to properties with no dwelling.

**SCHEDULE D**  
**BYLAW YEAR - 2004**

**1. WATER CONNECTION CHARGE**

Water Connection Size	Connection Charge
20mm (3/4") diameter	\$2,000
25mm (1") diameter	\$2,500
40mm (1 1/2") diameter	\$3,000
50mm (2") diameter	\$3,900
100mm (4") diameter	\$6,500
150mm (6") diameter	\$8,500
200mm (8") diameter	\$11,000
larger than 200mm (8") diameter	actual cost**

**2. WATER METER CHARGE**

Charge for each water meter \$500

**SCHEDULE E****BYLAW YEAR - 2004****CONSTRUCTION PERIOD WATER CONSUMPTION RATES –  
RESIDENTIAL**

MONTH	REGULAR FAMILY DWELLING (rate per unit)	START BILL YEAR	MULTI-FAMILY APARTMENT LESS THAN 4 STOREYS (rate per unit)	START BILL YEAR	MULTI-FAMILY APARTMENT 4 STOREYS & UP (rate per unit)	START BILL YEAR
January 2004	\$274	2005	\$231	2005	\$301	2006
February 2004	\$252	2005	\$455	2006	\$289	2006
March 2004	\$229	2005	\$436	2006	\$277	2006
April 2004	\$206	2005	\$417	2006	\$264	2006
May 2004	\$183	2005	\$397	2006	\$252	2006
June 2004	\$160	2005	\$378	2006	\$240	2006
July 2004	\$137	2005	\$359	2006	\$227	2006
August 2004	\$402	2006	\$340	2006	\$215	2007
September 2004	\$378	2006	\$321	2006	\$202	2007
October 2004	\$354	2006	\$301	2006	\$190	2007
November 2004	\$330	2006	\$282	2006	\$178	2007
December 2004	\$305	2006	\$263	2006	\$165	2007

**CONSTRUCTION PERIOD WATER CONSUMPTION RATES –  
COMMERCIAL AND INDUSTRIAL**

Water Connection Size	Consumption Charge
20mm (3/4") diameter	\$120
25mm (1") diameter	\$240
40mm (1 1/2") diameter	\$600
50mm (2") diameter	\$1,510

**SCHEDULE F****BYLAW YEAR - 2004****MISCELLANEOUS CHARGES**

1.	For an inaccessible meter as set out in Section 7	\$25 per month
2.	For each turn on or turn off	\$35
3.	For each non-emergency service call outside regular hours	\$400
4.	Deposit for testing a meter as set out in Section 26	\$350
5.	Water Service Disconnections:	
	(a) when the service pipe is temporarily disconnected at the property line for later use as service to a new building	\$150
	(b) when the service pipe is not needed for a future development and must be permanently disconnected at the watermain, up to and including 50mm	\$1,000
	(c) if the service pipe is larger than 50mm	Actual Cost
6.	Trouble Shooting on Private Property	Actual Cost
7.	Fire flow tests of a watermain:	
	First test	\$250
	Subsequent test	\$100
8.	Locate or repair of curb stop service box	Actual Cost